



**4 Bedroom Semi-Detached House  
located in Cubbington.**

**£550,000**

**UP Estates**



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TBC



145 sq.m

### GENERAL DESCRIPTION

\*\*\*Open Rolling Countryside Field Views\*\*\* Check out the 3D Virtual Tour & Floorplan! Here is a rare opportunity to purchase a substantially extended 1930's traditional semi detached home, on a highly sought after road in Cubbington, a desirable area in the outskirts of Leamington Spa. There are a wide range of local amenities within walking distance including shops, park, dentist/doctor's surgeries, parks & hospitality. This home very briefly comprises; driveway, garage, porch, entrance hall, lounge, WC, sitting room, open plan living/kitchen/diner, beautiful private rear garden with open fields behind on the ground floor. On the first floor there is the family bathroom, bedroom two, bedroom three and bedroom four. Bedroom one, with dressing area and ensuite shower room is to be found on the third floor. Call now to view this beautiful home.

### PORCH

Giving access into the Hall.

### HALL

An entrance hall with stairs ascending to the first floor and doors leading to the Front Reception Room, W/C and Kitchen/Diner.

### FRONT RECEPTION ROOM

**11' 5" x 10' 5" (3.48m x 3.18m)**

Having a double glazed bay window to the front aspect and a central heated radiator.

### W/C

Being partially tiled and having a low level W/C, hand wash basin and central heated radiator.

### OPEN LIVING/KITCHEN/DINER

**20' 4" x 25' 1" (6.22m x 7.67m)**

This immaculate open-plan Living/Kitchen/Diner boasts two sets of bi-folding doors opening onto the patio, oak flooring throughout, five skylights, two wall-mounted central heated radiators, spotlights, and space for both a dining area and living area. The living area benefits from having a wood burner. The stunning kitchen includes; a matching range of wall and base mounted units with work surfaces over, a sink with drainer and mixer tap, a range-style cooker with an extractor fan over and dishwasher. There is open-access into the lounge area.

**£550,000**

- Stunning Rolling Open Field Views
- Substantially Extended Semi
- Four Bedrooms (One En-Suite)
- Incredible Open Living Kitchen/Diner
- South/East Facing Garden
- Driveway Parking & Garage
- Multiple Ground Floor Reception Rooms
- Prime Location
- Downstairs WC
- Telford School Catchment



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#### **LOUNGE AREA**

**10' 5" x 12' 7" (3.18m x 3.86m)**

A lounge with a central heated radiator and open-plan access into the Living/Kitchen/Diner.

#### **FIRST FLOOR LANDING**

With stairs rising from the ground floor and ascending to the second floor, and doors leading to accommodation.

#### **BEDROOM TWO**

**9' 8" x 12' 9" (2.97m x 3.91m)**

A double bedroom having a central heated radiator and double glazed window to the rear aspect.



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#### **BEDROOM THREE**

**9' 8" x 10' 5" (2.97m x 3.18m)**

Another double bedroom having a central heated radiator and double glazed bay window to the front aspect.



#### **BEDROOM FOUR**

**6' 5" x 6' 11" (1.96m x 2.13m)**

Having a central heated radiator and double glazed window to the front aspect.

#### **BATHROOM**

A tiled family bathroom having a panelled bath with shower over, low level W/C and wash basin in vanity, central heated towel rail and a double glazed window.

#### **SECOND FLOOR LANDING**

With stairs rising from the first floor and doors leading into Bedroom One and the En-suite.



#### **BEDROOM ONE**

**12' 11" x 7' 4" (3.96m x 2.26m)**

A spacious, modern bedroom with spotlights, two double glazed velux-style windows to the front aspect, a double glazed window to the rear aspect, and access to eaves storage.

#### **ENSUITE**

**6' 0" x 4' 3" (1.85m x 1.32m)**

A fully tiled modern En-suite with a shower cubicle, low level W/C, vanity wash basin, central heated towel rail and a double glazed window.



#### **FRONT ASPECT**

Offering a large driveway with access to the Garage Store.

#### **GARAGE STORE**

Having manual double doors, this area makes for a useful storage space.

#### **GARDEN**

A beautiful, non-overlooked, landscaped rear garden with a superb patio seating area with a pergola, sizeable lawn, flower beds and fencing along the boundaries. This very private garden backs onto country fields at the rear.





**Rugby Road Cubbington CV32 7JE**



## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
(c) Up Estates

Approx Internal Floor Area: 145 sq.m

### CONTACT

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